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April 25, 2011

An Overview of Monroe County's 2011 Annual Trending

The following steps were taken to conduct the 2011 annual trending in Monroe County:

General Overview:

Overall the Monroe County market remains extremely stable. Home sales remain stable and have not followed the industry average. New construction continues to take place within the county, with some projects being slow to finish, specifically commercial properties. Monroe County is the home to Indiana University. Enrollment within the university continues to grow each year, resulting the increase demand for housing, whether it be owner occupied or rental properties. For the Improved Residential trending process, sales from January 1, 2010 through February 28, 2011 were utilized. In an effort to expand the sample size, sales from the 2009 period were used for the townships of Bean Blossom, Benton and Washington. All townships were expanded to include 2009 sales for Vacant Residential and all Commercial classes. There was no time adjustment of any sales, due to percentage of change remaining flat. The nation's general perception is that housing prices have continued to decline. However, within Monroe County this has not been the case. Various articles have been published in the local newspaper indicating how Monroe County is not following the national trend and that prices are remaining stable. Various areas within Monroe County continues to show growth not only in sales, but new construction, while other areas have experienced some decreases. Each of these areas were specifically addressed and details of this will be provided in each townships narrative.

Sales were the basis for any change in assessments for residential improved and unimproved properties. Each neighborhood was reviewed on its own merit and changed accordingly. Neighborhoods that were trended either upward or downward based upon less than 5 sales have been identified in the township narrative. Sales information was predominately used from the January 1, 2010 through February 28, 2011 time period.

Updated cost tables were the basis for any change in assessments for improved commercial and industrial properties. The cost table adjustments resulted in certain property classes reflecting an increase in their base price, while others reflected a decrease in their base price. Depreciation was updated to the year 2011. Based upon the age of the property determined how much if any additional

depreciation was credited to the property. Those properties that were already fully depreciated were not affected by this depreciation year change.

Land Values:

New land values were reviewed and adjusted where necessary, county wide for both residential and commercial/industrial properties. The entire land review process resulted in minimal amount of change. The primary change in assessments for these classes was conducted through the use of change in market adjustment factors (residential improved) and cost table/depreciation adjustments (commercial/industrial improved).

Due to the lack of vacant residential sales, the townships of Indian Creek and Polk Township were combined for statistical analysis as each township had 6 and 2 sales respectively. Bean Blossom only had 2 vacant sales and was combined with Richland Township. There were zero vacant industrial sales, thus the statistical analysis for vacant commercial was reported. All townships were combined together for this analysis as there was only a total of 7 sales county wide, with only Perry Township having more than 2 sales and it had just 3 sales.

Market Adjustment Factors (Residential):

Monroe County has approximately 1060 residential neighborhoods defined. Each and every one was reviewed on its own sales information. If a market adjustment factor was warranted a new factor was calculated and entered into the CAMA system. When necessary neighborhoods were combined for review of their sales trend and adjusted accordingly (if any). This analysis resulted in various neighborhoods remaining constant while others saw an increase or a decrease. As stated above, Monroe County remains stable as a whole, but certain areas within the county is experiencing growth and certain areas has seen some downward trend. The change is not constant throughout the entire county. New neighborhoods are continually being developed and new updated sales information in these newly developed areas has led to some of these changes.

Cost Table Updates (Commercial):

New commercial and industrial cost table updates were the starting point for updating commercial and industrial improvement values. The depreciation year was also change. Only the townships of Bloomington, Perry and Richland had any real activity. Smaller townships were combined were available. Townships without any sales had statistical data reported from one of the three townships where sales occurred. The Improved Industrial classification had only three (3) sales county wide. One each from the respective townships, Bloomington, Perry and Richland. Due to the lack of sales, these three sales were combined with the Improved Commercial analysis and reported accordingly.

Use of Sales information

Monroe County is committed to utilizing as many valid sales as possible. As stated above, the primary time period for sales used was from January 1, 2010 through February 28, 2011. In specific townships, and/or classifications sales from the 2009 time period were used (no time adjustment) along with sales from 2007 in rare instances. A separate work file is attached listing the 2010/2011 sales that were

initially marked valid and an explanation as to why they were not used in the study. There was a total of fifty-nine (59) sales that were trimmed.

Township Information (Specifics):

Below highlights any relevant township information that occurred during this trending process. Those neighborhoods that were trended based upon the use of less than 5 sales are identified indicating the percentage that the sales represented in relation to the total improved parcel count.

Bean Blossom Township:

Bean Blossom Township consists of two taxing districts, (1. Bean Blossom; 2. Stinesville). This township is extremely rural in nature with the exception of a few platted subdivisions and the Town of Stinesville, which serves as its own taxing district. The township consists of 49 defined residential neighborhoods. For analysis purposes, the majority of these neighborhoods were reviewed as one area. With the exception of one platted subdivision, sales of greater than 5 were not achieved for any one neighborhood or grouped neighborhoods. Of the available sales information, a slight trend upwards was warranted as sales prices were consistently greater than current assessments. This slight upward trend was also reflected in the platted subdivision areas. The sales from the Town of Stinesville indicated that no change was necessary. This area also resulted in less than 5 sales for the entire taxing district. Sales from the 2009 time period was utilized to expand the sample size for Improved Residential analysis.

Benton Township:

NBHD 53003036 was trended slightly upward based upon the use of less than 5 sales. This neighborhood was combined with 2 other comparable neighborhoods for analysis purposes. The neighborhoods are predominately vacant agricultural property. Sales accounted for 3% of the total improved properties.

NBHD 53003071 was trended upward based upon the use of less than 5 sales. This neighborhood is a lakefront neighborhood located on Lake Lemmon. Additional lakefront neighborhoods were compared to this neighborhood. Increase was warranted due to trend of other lakefront and lake view property in the county.

NBHD 53003072 was trended slightly upward based upon the use of less than 5 sales. This neighborhood is a lake view neighborhood located on Lake Lemmon. Two other neighborhood was compared/combined with this neighborhood. Sales accounted for 5% of the total improved properties

Bloomington Township:

NBHD 53004032 was trended upward based upon the use of less than 5 sales. Sales accounted for 3% of the total improved properties

NBHD 53004033 was trended upward based upon the use of less than 5 sales. Sales accounted for 4% of the total improve properties

NBHD 53004038 was trended downward based upon the use of less than 5 sales. Sales accounted for 4% of the total improved properties

NBHD 53004042 was trended upward based upon the use of less than 5 sales. Sales accounted for 17% of the total improved parcel count.

NBHD 53004059 was trended downward based upon the use of less than 5 sales. Sales accounted for 20% of the total improved parcel count. One sale from the 2009 time period was used for this individual neighborhood.

NBHD 53004073 was trended upward based upon the use of less than 5 sales. Sales accounted for 7% of the total improved parcel count

NBHD 53004030 was trended upward based upon the use of less than 5 sales. Sales accounted for 5% of the total improve parcel count

NBHD 53004041 was trended downward based upon the use of less than 5 sales. Sales accounted for 15% of the total parcel count.

NBHD 53005052 was trended downward based upon the use of less than 5 sales. Sales accounted for 10% of the total parcel count

NBHD 53005055 was trended upward based upon the use of less than 5 sales. Sales accounted for 3% of the total parcel count

NBHD 53005100-53005103 Neighborhood is a high end luxury condo complex, where all units are SV'd. The entire complex was trended downward based upon the trend of various sales throughout the complex. Sales from the 2009 time period were used in this neighborhood, due the uniqueness of this property

Clear Creek Township

NBHD 53006166 was trended slightly upwards based upon the use of less than 5 sales. Sales accounted for 6% of the total improved properties

NBHD 5306064 was trended slightly downward based upon the use of less than 5 sales. Sales accounted for 12% of the improved properties

NBHD 5306071 was trended slightly downward based upon the use of less than 5 sales. Sales accounted for 20% of the improved properties

NBHD 5306077 was trended slightly upwards based upon the use of less than 5 sales. Sales accounted for 10% of the improved properties

NBHD 5306084 was trended slightly upwards based upon the use of less than 5 sales. Sales accounted for 8% of the improved properties

NBHD 5306086 was trended slightly upwards based upon the use of less than 5 sales. Sales accounted for 7% of the improved properties

NBHD 5306091 was trended slightly downward based upon the use of less than 5 sales. Sales accounted for 11% of the total parcels

NBHD 53006120 was trended slightly upward based upon the use of less than 5 sales. Sales accounted for 33% of the total parcels

NBHD 53006121 was trended upward based upon the use of less than 5 sales. Sales accounted for 100% of the total parcels.

NBHD 53006134 was trended downward based upon the use of less than 5 sales. Sales accounted for 20% of the total parcels.

NBHD 53006135 was trended upward based upon the use of less than 5 sales. Sales accounted for 11% of the total parcels.

NBHD 53006177 The parcels now belonging to this parcel were delineated from its original assigned neighborhood due to the age, style and custom built craftsmanship of these homes in this platted subdivision. Neighborhood resides in a rural area of the township. Neighborhood is now a stand alone neighborhood.

Perry Township:

NBHD 53008040 was trended upward based upon the use of less than 5 sales. Sales accounted for 2% of the total parcel count

NBHD 53008053 was trended downward based upon the use of less than 5 sales. Sales accounted for 4% of the total parcel count.

NBHD 53008067 was trended downward based upon the use of less than 5 sales. Sales accounted for 11% of the total improved parcel count

NBHD 53008095 was trended downward based upon the use of less than 5 sales. Sales accounted for 12% of the total improved parcel count

NBHD 53008098 was trended downward based upon the use of less than 5 sales. Sales accounted for 6% of the total improved parcel count

NBHD 53008100 was trended downward based upon the use of less than 5 sales. Sales accounted for 8% of the total improved parcel count

NB HD 53008109 was trended downward based upon the use of less than 5 sales. Sales accounted for 15% of the total improved parcel count

NBHD 53008131 was trended upward based upon the use of less than 5 sales. Sales accounted for 16% of the total improved parcel count

NBHD 53009045 was trended upward based upon the use of less than 5 sales. Sales accounted for 10% of the total improved parcel count

NBHD 53009049 was trended upward based upon the use of less than 5 sales. Sales accounted for 11% of the total improved parcel count

NBHD 53009087 was trended upward based upon the use of less than 5 sales. Sales accounted for 7% of the total improved parcel count

NBHD 53009123 was trended upward based upon the use of less than 5 sales. Sales accounted for 5% of the total parcel count

NBHD 53009128 was trended downward based upon the use of less than 5 sales. Sales accounted for 6% of the total parcel count

NBHD 53009198 was trended upward based upon the use of less than 5 sales. Sales accounted for 13% of the total parcel count

NBHD 53009208 was trended upward based upon the use of less than 5 sales. Sales accounted for 8% of the total parcel count

NBHD 53009222 was trended upward based upon the use of less than 5 sales. Sales accounted for 7% of the total parcel count

NBHD 530090227 was trended downward based upon the use of less than 5 sales. Sales accounted for 3% of the total improved parcel count.

NBHD 530090241 was trended downward based upon the use of less than 5 sales. Sales accounted for 8% of the total parcel count

Richland Township

NBHD 53011034/53011035 (same nhbd) were trended slightly downward based upon the use of less than 5 sales. Sales accounted for 4% of the improved properties

NBHD 53011038/53011039 was trended slightly upwards based upon the use of less than 5 sales. Sales accounted for 8% of the total improved properties

NBHD 53011067 was trended slightly downward based upon the use of less than 5 sales. Sales accounted for 6% of the total improved properties.

NBHD 53013035 was trended downward based upon the use of less than 5 sales. Sales accounted for 6% of the total improved properties

NBHD 53013022/53013023 (same nbhd) were trended upward based upon the use of less than 5 sales. Sales accounted for 3% of the total improved properties

NBHD 53013053 was trended downward based upon the use of less than 5 sales. Sales accounted for 10% of the total improved properties

NBHD 53013054 was trended upward based upon the use of less than 5 sales. Sales accounted for 6% of the total improved properties

NBHD 53013057 was trended upward based upon the use of less than 5 sales. Sales accounted for 3% of the total improve properties

NBHD 53013062 was trended downward based upon the use of less than 5 sales. Sales accounted for 15% of the total improved properties.

NBHD 53013065 was trended downward based upon the use of less than 5 sales. Sales accounted for 20% of the total improved properties.

Salt Creek

NBHD 53014040 was trended upward based upon the use of less than 5 sales. This neighborhood is a lakefront neighborhood located on Lake Monroe. Sales accounted for 20% of the total improved properties.

Van Buren Township

NBHD 53016002 was trended upward based upon the use of less than 5 sales. This neighborhood crosses taxing districts. The two were compared together, standardizing the values between each neighborhood (located in two taxing districts)

Washington Township

NBHD 5301731 was trended upward based upon the use of less than 5 sales. Sales accounted for 33% of the total improved properties.

NBHD 53017022 was trended slightly downward based upon the use of less than 5 sales. Sales accounted for 5% of the total improved properties.